

**MINUTES OF MEETING  
RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT**

The River Hall Community Development District Board of Supervisors held a Regular Meeting on March 4, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

Ken Mitchell	Chair
Robert Stark	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith	Field Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Carla Durand (via telephone)	GreenPointe Marketing Manager
Grady Miars (via telephone)	GreenPointe
Shirley Jerazano	Pulte
Karen Asfour	Resident
Sonja Mitchell	Resident
Michele and Andrew Kasl	Residents
Cindy Shue	Resident
Genevieve Keppel	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Mitchell, Stark, Asfour and Morash were present, in person. Supervisor Metcalfe was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per speaker)**

Resident Karen Asfour noted that the GreenPointe banners mentioned “miles and miles of trails” and asked if trails were planned for the future. Ms. Durand stated the banners referred to sidewalks and walking paths and, while the banners were just reprinted, this would be taken into consideration in the future.

Resident Michele Kasl expressed concern about Portico’s borders and fencing adjacent to Hampton Boulevard. Discussion ensued regarding perimeter fencing and natural community separation, land ownership of the areas in question, land bridges, easements and measures to prevent pedestrians from entering the community. Mr. Adams would ask Portico about plans for fencing or a buffer.

Resident Genevieve Keppel asked why a fence was from the guardhouse to the preserve was being proposed, how much the fence would cost and how it would benefit the community. A Board Member stated that, due to traffic, safety and trespassing issues, the fence was discussed at the last several meetings and approved at the last meeting. Mrs. Adams stated the cost was approximately \$54,000. Mr. Stark stated the fence was not funded with assessment monies.

Resident Cindy Shue expressed her opinion that a stop sign is needed by the River Hall exit, near the Hampton Lakes exit. Discussion ensued regarding the location and placement of a stop sign, traffic safety, existing stop signs and the need to trim foliage. Ms. Shue asked where she could view the minutes from past meetings. Mr. Adams stated that approved minutes are posted on the CDD website, [www.riverhallcdd.org](http://www.riverhallcdd.org), and Mrs. Adams stated that draft minutes are included in the agenda package. Ms. Shue noted that the Hampton Lakes sign is only half lit after dark. Ms. Durand stated she would notify the HOA.

**THIRD ORDER OF BUSINESS**

**Developer Update: Development and Master Association Activities**

Mr. Miars reported the following:

- The pickleball court canopy was installed and the bocce ball canopy was pending.
- The Tiki Bar at the Country Club was progressing nicely.
- Parcel S was in the final stage of completion.

- Hampton Lakes South made a lot of progress. Phase 1A would be paved shortly. Pulte and Lennar would take lots within the next 30 days and models would be coming soon.
- Sales: Hampton Lakes had 28 sales and River Hall Country Club had 20 sales in the first two months of 2021; for comparison, sales were 12 and 5, respectively, in the first two months of 2020.

Mr. Asfour asked how many units were planned for Hampton Lakes and the Country Club. Mr. Miars stated an exhibit, which listed active Development Orders, was provided but it is not possible to predict total future units given the market’s unpredictability. Mr. Asfour asked if the Country Club would have fewer than 1,000 units at buildout. Mr. Miars stated he could not predict that now, given fluctuating demand for golf. The developed lots provide two to three years of inventory but it is not possible to plan that far into the future. Mr. Asfour stated there was a great deal of speculation regarding additional holes of golf and asked if plans were available. Mr. Miars stated the market would dictate that. The Golf Club has approximately 300 acres of future land and nine holes of golf would require approximately 35 to 40 acres; if and when it is a possibility, he would share the information and provide plans.

A Board Member asked if homes on Heron’s View were maintaining lot sizes and square footages. Ms. Durand stated the minimum square footage for a 75’ lot was 2,050 and the maximum was 3,300, which had not changed since 2007.

**FOURTH ORDER OF BUSINESS**

**Consideration of Hampton Lakes South Plat**

Mr. Urbancic stated an additional plat was filed with the County including certain areas and easements dedicated to the CDD. The Resolution was emailed but was not included in the agenda packets. Mr. Krebs stated the plat was consistent with the last plat.

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the Hampton Lakes South Plat, was approved.**

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, authorizing Staff to review and approve plats and for the Chair to execute the plats, subject to ratification and adoption at a subsequent Board meeting, was approved.**

**FIFTH ORDER OF BUSINESS**

**Update: Perimeter Access Control Initiatives**

- **Consideration of Carter Fence Company, Inc., Estimate #30855 to Add Fencing at Land Bridge**

Mr. Stark recommended tabling this item given the possible installation of another fence in the vicinity.

**SIXTH ORDER OF BUSINESS**

**Approval of Additional Wayfinding Sign on River Hall Parkway Just Beyond the Construction Entrance of DR Horton/Cascades**

Ms. Jerazano presented a photograph and a map of locations for additional proposed signs to direct prospective homebuyers to the Pulte Sales Office. Discussion ensued regarding placement of signs on CDD versus HOA property, the map, placement and visibility of new and existing signs and adding a “Left Lane Only” panel to the sign.

The consensus was for the new sign to be installed on the side median, which has no other signs, and an additional “Left Lane Only” panel would be included.

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the installation of an additional wayfinding sign on River Hall Parkway, just beyond the Construction Entrance of DR Horton/Cascades, as discussed, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Pulte Trail Signage Request**

Referencing photographs of proposed Pulte Trail signage, Mr. Asfour noted the sign depicting “Miles of Trails” should be changed to something more accurate.

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the Pulte Trail Signage Request, as discussed, with 3’x 6’ sized signs, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2021**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2021. The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of February 4, 2021 Regular Meeting Minutes**

Mr. Mitchell presented the February 4, 2021 Regular Meeting Minutes. The following change was made:

Line 52: Change “Lansid” to “LAMSID”

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the February 4, 2021 Regular Meeting Minutes, as amended, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer: *Hole Montes***

There being nothing further to report, the next item followed.

**B. District Counsel: *Coleman, Yovanovich & Koester***

There being nothing further to report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: April 1, 2021 at 3:30 P.M.**
  - **QUORUM CHECK**

The next meeting will be held on April 1, 2021.

**D. Operations Manager: *Wrathell, Hunt and Associates, LLC***

Mrs. Adams reported the following:

- A proposal was requested from Carter Fence to repair a downed fence on Windsor Way.

- A quote for bush hogging was expected within the week. An additional quote would be requested.
- Drainage pipe inspections were completed; a report would be presented at the next meeting.
- GulfScapes inspected the drainage issue on Moss Way; one area may have issues and a letter and proposal would be sent.
- The hog trapper removed two hogs. Recent activity in Conservation Areas C-10 and C-11 was reported. Traps would be set; however, the trapper would no longer utilize his dogs in the District because one of his dogs was struck by a vehicle.
- The west fountain lights were out. New LED light kits, a power supply and surge protection would be installed, at a cost of \$3,775.

Ms. Smith stated she met with Deck the Halls regarding holiday lighting and a quote would be forthcoming. Several companies were contacted; however, many were not taking new clients and three were no longer in business. One additional company, Tropex, scheduled a walkthrough in March.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items (3 minutes per speaker)**

A resident asked if a proposal was ever made to have the pool heated. Mr. Asfour stated this was a matter for the Town Hall Amenity Center Board.

A resident stated the Sheriff’s Department posted a Public Service Announcement on social media stating that LAMSID (Lehigh Acres Municipal Services Improvement District) and the Sheriff’s Department were concerned about ATVs and that calls to the Sheriff’s non-emergency number, (239) 477-1000, to report ATV traffic were encouraged.

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

Recalling the earlier discussion about variances in square footage for various lot sizes, Mr. Asfour asked Mr. Urbancic who could change variances incorporated into the Design Review Manual. Mr. Urbancic stated variances are typically adopted by the HOA. He did not

know about the variances in the CDD's case but, in some cases, a Design Review Committee may be able to authorize some variations, in limited circumstances, which would need to be permitted in the Declarations.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:45 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair